

**ARTICLE 6
RE, RURAL ESTATE DISTRICT
UPDATED 2-24-14**

Section 6.01. DESCRIPTION AND PURPOSE.

This zone is intended to:

Provide opportunities for very low density residential development in rural areas of the Township which are located outside the existing and planned Twenty (20) Year Service Area Boundary of the Township’s sanitary sewer Master Plan.

Accommodate general agricultural and animal husbandry uses, of a type which do not typically have adverse impacts on nearby residential uses, and to protect those uses from encroachment by incompatible uses.

Provide opportunities for creative design of residential development on sites with sensitive natural features in a manner which will protect areas having sensitive natural features by maintaining those areas as permanent common open space in the development.

Insure maximum compatibility between residential uses and nearby agricultural uses, through provision of open space buffers between agricultural uses and residential dwellings.

Section 6.02. PERMITTED USES.

Land or buildings in the RE District may be used for the following purposes only:

A. Farms for both general and specialized farm operations, including the following agricultural activities:

1. Crop production, including berry farms, row crops, orchards, field crops, grain, hay, pasturelands and vineyards.
2. Farm buildings designed and constructed to store implements, crops or farm animals.
3. Wholesale nurseries, including tree or sod farms and greenhouses.
4. Commercial animal raising, including kennels, rabbit farms, fur bearing animal ranches, hog farms, dairy farms, cattle farms and fish farms, excluding intensive animal raising.

B. One single family residence on each lot.

C. Conservation areas for flora or fauna, forest preserves and wildlife refuges.

D. Permitted Accessory Uses:

1. Uses customarily accessory to farm operations.

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2. Permitted accessory uses and buildings, as regulated in Section 3.11.
3. Home occupation as an accessory use to a permitted use, as regulated in Section 23.07.

E. Adult foster care small group home, licensed under Act 218 of the Public Acts of 1979, as regulated in Section 23.11.

F. Farm Markets as regulated by 6.07.G.

Section 6.03. USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission, subject to compliance with the procedures and standards established for special use permits in Article 20 of this Ordinance:

- A.** Residential Open Space Development, see Sec. 23.18.
- B.** Agricultural Labor Housing.
- C.** Radio and television broadcasting buildings and towers.
- D.** Removal and processing of topsoil, sand gravel or other minerals-see Sec. 23.08.
- E.** Churches, synagogues and other buildings used for religious worship.
- F.** Schools and colleges, government buildings-see Sec. 23.05.
- G.** Golf courses, country clubs, athletic grounds-see Sec. 23.10.

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H. Marinas-see Sec. 23.10B.

I. Campgrounds.

J. Guest or dude ranches, riding stables.

K. Hunting clubs, game refuges, shooting ranges.

L. Parks and recreation areas.

M. Any use that is found by the Planning Commission to be similar to any special use listed under Section 6.03, provided that such use to be approved is not permitted by right or by special use in any Zoning District.

Section 6.04. HEIGHT REGULATIONS.

No building shall exceed thirty (30') feet in height. Farm buildings and TV and radio broadcasting towers shall be permitted at their usual and customary heights.

Section 6.05. AREA REGULATIONS.

All buildings, structures or additions thereto shall comply with the following requirements:

A. FRONT YARD. The uniform setback provisions of Section 3.03B shall apply to all residential buildings, structures, and additions. If a uniform setback does not exist, the front yard setback shall be not less than forty (40') feet, except that when adjacent to a primary street, the front yard setback shall be not

less than fifty (50') feet, and when adjacent to a major arterial street, the front yard setback shall be not less than sixty (60') feet.

B. SIDE YARD. For residential buildings, there shall be total side yards of not less than twenty-five (25') feet, provided that no yard shall be less than ten (10') feet.

C. REAR YARD. There shall be a rear yard of not less than fifty (50') feet.

D. LOT AREA AND WIDTH. The lot area for dwellings hereafter erected shall be not less than one (1) acre, and the width of the lot at the front set back line shall be not less than the one hundred fifty (150) feet except for lots on a cul-de-sac as permitted by Section 3.16 herein. Any lot in existence on or before December 22, 1988 may be used for one single family dwelling, provided that it meets the lot area and yard requirements of the R-1 zone district. (2014-3, 2-24-2014)

Section 6.06. MINIMUM FLOOR AREA.

Each single-family dwelling in this zone shall have a minimum finished habitable floor area, above exterior finished grade, of one thousand two hundred (1,200) square feet. Each dwelling unit shall have a minimum of twenty-four (24) feet of width for a minimum of twenty-four (24) feet in length. Each single-family dwelling shall be constructed with an attached garage a minimum of four hundred and eighty four (484) square feet.

Section 6.07. ADDITIONAL REGULATIONS.

- A.** Keeping and raising animals-see Sec. 23.02.
- B.** Parking requirements-see Article 21.
- C.** Signs-see Article 22.
- D.** Standards for single-family dwellings-see Sec. 23.14.
- E.** Foster care facilities-see Sec. 23.11.
- F.** Home occupations-see Sec. 23.07.
- G.** Farm Markets - See Sec. 5.07.H.
- H.** Landscaping shall be provided in accordance with Article 21A herein.

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